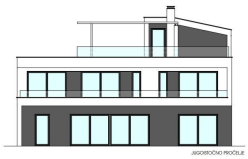
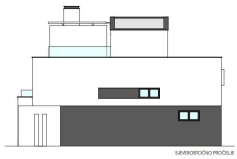
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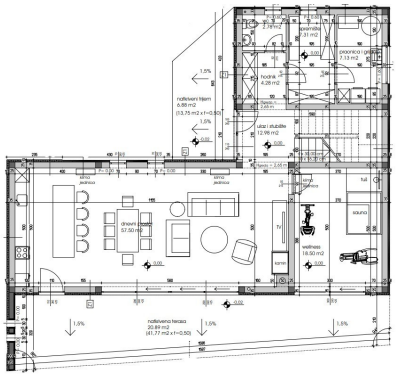


ISKAZ NETO KORISNE POVRŠINE STAMBENE GRAĐEVINE

PRIZEMLJE					
	natkriveni trijem	ker. pločice	13,75	0,50	6,88
	natkrivena terasa	ker. pločice	41,77	0,50	20,89
	praonica	ker. pločice	7,13	1,00	7,13
	wc	ker. pločice	2,78	1,00	2,78
	wellness	ker. pločice	18,50	1,00	18,50
	hodnik	ker. pločice	4,28	1,00	4,28
	spremište	ker. pločice	7,31	1,00	7,31
	ulaz i stubište	ker. pločice	12,98	1,00	12,98
	dnevni prostor	ker. pločice	57,50	1,00	57,50
	ukupno				138,24
					138,24
PRVI KAT					
	stubište	parket	12,98	1,00	12,98
	hodnik	parket	9,01	1,00	9,01
	spavaća soba	parket	16,97	1,00	16,97
	kupaonica	ker. pločice	4,72	1,00	4,72
	kupaonica	ker. pločice	4,58	1,00	4,58
	spavaća soba	parket	16,71	1,00	16,71
	spavaća soba	parket	13,51	1,00	13,51
	kupaonica	ker. pločice	5,74	1,00	5,74
	kupaonica	ker. pločice	5,49	1,00	5,49
	spavaća soba	parket	18,50	1,00	18,50
	natkrivena terasa	ker. pločice	11,46	0,50	5,73
	natkrivena terasa	ker. pločice	32,10	0,50	16,05
	nenatkrivena terasa	ker. pločice	4,33	0,25	1,08
	ukupno				131,07
					131,07
DRUGI KAT					
	prostor stubišta	parket	4,84	1,00	4,84
	natkrivena terasa	ker. pločice	8,41	0,50	4,21
	nenatkrivena terasa	ker. pločice	49,46	0,25	12,37
	ukupno				21,41
					21,41
Sveukupno				m2	290,72

ISKAZ NETO POVRŠINE OTVORENOG BAZENA

otvoreni bazen		32,00
Sveukupno	m2	32,00



Code :	15072
Location :	Poreč
Building size :	290.72 m2
Lot size :	676 m2
Garden size :	0.00 m2
Number of floors :	3
Number of bedrooms :	4
Number of rooms :	4
Number of bathrooms :	5
Seaview :	Yes
Parking :	Yes
Air conditioning :	Yes
Energy efficiency :	A+
Year of construction :	2023

Price : 1.445.000 €

We are selling a villa with a pool.
The villa is located in the municipality of Tar and offers a wonderful view of the sea.
The villa is designed for 8 people.

In the ground floor of the building there is a covered porch, corridor, toilet, laundry room, heating/storage area, wellness, living room, staircase area and a covered terrace.
On the first floor there are four bedrooms with attached bathrooms, a hallway, a covered and uncovered terrace.
On the second floor there is a staircase area, covered and uncovered terrace.

Class I ceramic tiles at a height of 2.20 m are planned on the walls of the sanitary facilities. On all internal floor surfaces of the ground floor, as well as the sanitary facilities on the first floor, it is planned to install class I ceramic tiles as the final floor covering. On all internal floor surfaces of the first floor, it is planned to install a parquet floor as the final floor covering, except in the bathrooms, where it is planned to install Class I ceramic tiles.

Heating in the residential building is provided by an electrically powered heat pump through underfloor heating. A fireplace in the living room can also serve as an additional heating source.
Cooling in the building is provided by air conditioning units.

In the courtyard of the villa there is an outdoor pool of size 8m*4m, the expected water depth is 135 cm.
Ready to move in at the middle of 2024.

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We are available for additional information and a tour